

Union Bank Tower City's Largest Office Building

Opening of the Union Bank South Bay regional head office in the Del Amo Financial Center brings to the Torrance area business community the complete services of a major metropolitan bank.

The regional head office system of banking, introduced by Union Bank in 1957 under the leadership of its president, Harry J. Volk, provides banking customers in each area with all banking services.

Union Bank, major tenant in the 13-story tower bearing its name in the Del Amo Center, was organized in 1914 and for more than 40 years provided complete banking services at its Eighth and Hill street loca-

tion in downtown Los Angeles.

When, in the 1950s, Southern California experienced the first surge of the tremendous economic expansion still under way, Union Bank chose not to expand through the branch banking system, but elected instead to open regional offices.

Under the Union Bank system, each office is headed by a regional vice president who is, in effect, the president of a hometown bank. He thus makes his own major decisions on the spot without referral to some higher authority in the bank.

As the major tenant in the first Financial Center tower, Union Bank will occupy major portions of the garden and plaza levels and the third floor.

The tower building, which

is 178 feet tall, is diamond shaped and varies in width from 16 feet, 6 inches to 110 feet, 2 inches. It is nearly 200 feet long. The exterior is composed of precast concrete columns and glass which has been treated to reduce sun glare. The use of fiber glass forms for the columns provides a finished surface and makes their sculptural appearance economical.

The plaza level of the tower, with an area of 17,610 square feet, opens onto the main lobby of the building.

Five high-speed electric elevators serve the building and a single hydraulic elevator serves the first three floors for Union Bank's exclusive use within its space.

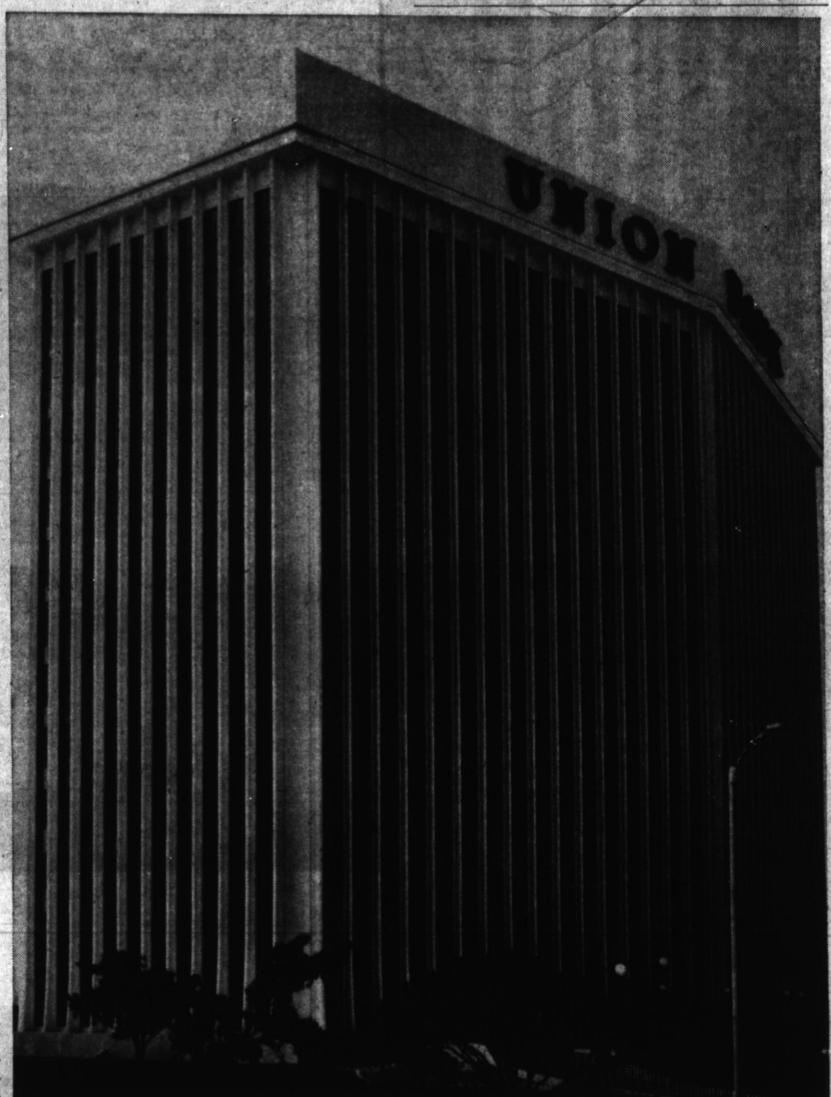
Heinsbergen Decorating Co. of Los Angeles executed the interior design of the bank's office in a contem-

porary theme which reflects the rich cultural heritage of the Spanish and early California eras of the state's history.

Carved panels on the teller fronts and five mosaic panels behind the teller counter depict scenes from the early history of the South Bay. An inlaid teakwood and fruitwood wall mural on the main banking floor represents a map of Palos Verdes with representative scenes from its history.

Two specially designed and built chandeliers in Spanish motif provide light and ornamentation. All other lighting is provided through the most modern recess fixtures.

The vault and safe deposit areas are located on the lower level. The area is decorated in orange and gold tones.



City's Tallest Building

The 13-story Union Bank Tower, dedicated Monday, Sept. 11, is the city's tallest building and the major structure in the first phase of the Del Amo Financial Center. Union Bank's South Bay regional head office will occupy major portions of the garden and

plaza levels and the third floor. John M. Heidt, regional vice president of the bank, heads the 26-member staff which will provide all the services of a major metropolitan bank.



GUILFORD GLAZER

Developer Started in Tennessee

Guilford Glazer & Associates of Beverly Hills, co-developer of Del Amo Financial Center, is a real estate firm that dates its beginning back to 1949.

At that time, Gull Glazer, youthful head of the company, designed and constructed a \$2 million, high-rise apartment building in Knoxville, Tenn. This was a sizeable project for that day and place and brought Glazer contracts for similar developments throughout the southern and middle Atlantic states.

The most notable of these assignments and one which launched the firm into national prominence was the planning and construction of the entire downtown section of Oak Ridge, Tenn., site of the country's first atomic reactor. A shopping-commercial town center built there is still owned and operated by Glazer.

Relocating to Beverly Hills seven years ago, Glazer began an active program of participation with other firms in the development and management of extensive real estate projects too large to be handled by one company alone.

Del Amo Financial Center is the result of one such association formed with Great Lakes Properties, Inc. This office building complex is, in Glazer's words, "actually 50 projects being developed simultaneously."

The center, which ultimately will provide more than a million square feet of office space for firms engaged in financial and related fields, is the first project of a mammoth metropolitan master-plan calling for the development of approximately 200 acres in the heart of Torrance.

Glazer is participating with Great Lakes Properties on a similar project in Orange County, Named "The City," the residential-commercial-retail complex will cover 180 acres at the juncture of the Garden Grove and Santa Ana Freeways. Kaiser Aluminum & Chemical Corp. and Holiday Inns of America, Inc., are also participants in "The City" project.

Giant Company to Handle Cleaning, Security Jobs

Complete cleaning services, as well as security and parking management, at the new Del Amo Financial Center will be handled by the American Building Maintenance Co. of Los Angeles, John Barta, vice president and general manager of the firm, has announced.

Barta said a contract between American Building Maintenance Co. and developers of the center makes ABM responsible for top-to-bottom cleaning of the 369,000 square feet of office space and public areas being opened this week in the first phase of the center.

The cleaning program—carefully planned and scheduled to maintain a level of cleanliness appropriate to the prestige of the new center—ranges from the nightly emptying of ash trays throughout the center to pe-

riodic washing of the thousands of square feet of glass in the modern glass-and-concrete structures.

Included also are dusting, floor maintenance, restroom care, and cleaning of the outside sidewalks which wind through the 20-acre site, as well as numerous other individual cleaning services.

In addition, American Building Maintenance Co. will operate the 187,000-square-foot parking garage and provide night security patrols throughout the center.

The contract with the Del Amo Center is the first such "multiple service" contract negotiated by the giant cleaning firm, Barta explained. The contract arrangement is designed to provide the center management with cleaning, parking management, and security services

at a significant dollar savings, while easing the center's administrative burden in dealing with several companies providing single services.

In addition to these factors, Del Amo officials said, they also considered the experience of ABM and its 50 years of doing business in the contract cleaning business.

American Building Maintenance Co. is the largest such firm on the North American continent. More than 8,500 persons are employed to serve some 5,000 customers from 57 major metropolitan offices.

To handle the housekeeping chores at the Del Amo Center, ABM has assigned a team of more than 20 cleaning specialists to work under highly trained, experienced, professional maintenance supervisors.

Construction Boss Gets Broader Company Duties

Nicholas V. Brower, who was recently named manager of engineering services for Great Lakes Properties, Inc., has supervised engineering plans and construction of Del Amo Financial Center since its inception.

Although his new position gives him a much broader role in the company, Brower expects to be in close touch at Del Amo until all construction is buttoned up. With the start of the second tower a definite possibility for next year, Brower does

not figure to be away from the Torrance scene very long.

Brower's work at the financial center has included reviewing plans and specifications, and putting them out for bids, evaluating bids, serving as liaison between the architect and general contractor, working closely with the contractor's field superintendent on all aspects of construction, and being a 24-hour a day troubleshooter.

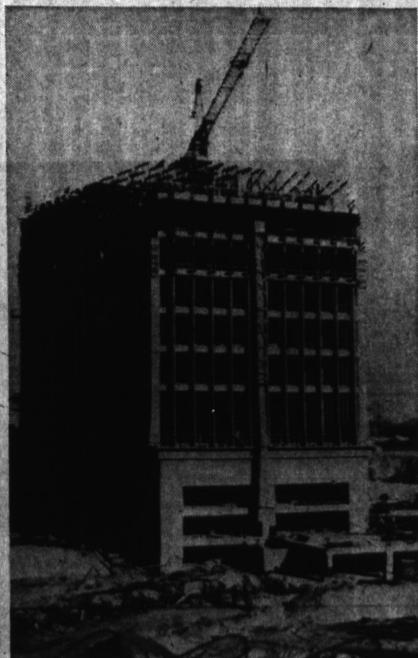
Brower joined the engineering staff of Great Lakes Carbon Corp., parent company of Great Lakes Properties, in Chicago in 1952. Two years later he was transferred to the company's Mining & Mineral Products Division in Los Angeles where he served as project engineer on the construction of a number of domestic and foreign plants. He was assigned to Great Lakes Properties in May, 1964.

Brower attended Trinity College, Hartford, Conn., and holds a degree in aeronautical engineering from Curtiss-Wright Technical Institute.

A licensed pilot since the mid-1930s, Brower operated a flying service in Burbank before World War II. During the war, he was employed by Timm Aircraft as project engineer on troop transport gliders and later was made manager of Timm's plant in Los Angeles.

Brower has also been a general contractor, owner and operator of a sawmill in northern California and a project designer with Timber Structures, Inc., Portland, Ore.

Mr. and Mrs. Brower reside in Redondo Beach. They have two married sons.



New Year's Day

This picture was taken on New Year's Day, 1967, to show construction progress on the Del Amo Financial Center during the first six months of construction. The Union Bank Tower had reached the eighth floor, while the first two decks of the parking garage had been poured.

BEST WISHES ON YOUR GRAND OPENING

DEL AMO FINANCIAL CENTER



American Building Maintenance Co.
921 East Sixty-First Street
Los Angeles, Calif.